



Meadowlands Transportation Planning District



Introduction

The Hackensack Meadowlands Transportation Planning Act, effective June 24, 2005, established a Transportation Planning District within the Hackensack Meadowlands District. The law requires the creation of a comprehensive District-wide Transportation Plan that will designate transportation projects and associated funding needed to sustain future economic growth. The Act empowers the New Jersey Meadowlands Commission to assess a fee, based upon a technical analysis, for the costs associated with mitigating the impact of proposed District development on the existing transportation system.

Transportation Plan

The Meadowlands District Transportation Plan (the Plan) was adopted on November 28, 2007. The Plan fulfills the requirements of the Hackensack Meadowlands Transportation Planning Act and plays an important role in the improving mobility for commuters and freight throughout the District.

The Plan considers anticipated growth within the District and identifies the transportation improvements necessary to support such development over the ensuing twenty years. A complete range of candidate transportation improvements are recommended to address existing and future needs and provide reasonable travel conditions within the District. The estimated costs of the recommended improvements will be partially supported by future development within the District through a fair-share formula based on a collectively supported assessment framework, accounting for credits, exemptions, and waivers where necessary. Ultimately, this will ensure that growth within the District is supported and that resources will be available to mitigate future mobility concerns.

Transportation Mitigation Assessment

Assessment Formula

The Transportation Mitigation Assessment formula is as follows:

$$\text{Assessment} = (\text{ITE Trip Generation Rate}) \times (\text{VMT Factor}) \times (\text{VMT Rate})$$

ITE refers to the Institute of Transportation Engineers and VMT indicates Vehicle Miles of Travel. The VMT Factor and VMT Rate are defined in Chapter VI of the Meadowlands District Transportation Plan.

Formula Reductions

The assessment may be reduced by existing development and pass-by and diverted trips. Reductions may also be provided based on the projected internal capture rate of a proposed development.

Formula Credits

Credits are available for contributions of right-of-way and/or the construction of elements included within the Plan. In addition, transportation efficiency credits may also be granted by the NJMC for the following: *

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|--------------------------------------|--------|
| Transit Related Improvements | Varies |
| Transit Oriented Development | 15% |
| Infill Development | 5% |
| High-Density Residential Development | 3% |
| Preferential Parking | 2% |
| Unbundled Parking | 5% |
| Cash-out Parking | 3% |

*Credits are based on the "Transportation Efficiency Credit Program Schedule" included within the Plan.

Time of Assessment

An applicant is required to pay a Transportation Mitigation Assessment prior to the NJMC's issuance of a Zoning Certificate. Payments may be made in either a lump sum payment or in a series of annual payments over a time period not to exceed 20 years. Annual payment schedules are subject to interest equal to the U.S. Prime Rate plus one point.

Exemptions

Exemptions to the Transportation Mitigation Assessment may be granted for the following conditions:

- Residential structure alterations, expansions, or replacement, provided:
 - o No increase in the total number of units; and
 - o Included within one application; and
 - o No modification of ITE land use classifications; and
 - o Zoning issued within 2 years of demolition or destruction.
- Non-residential structure alterations, expansions, or replacements, provided:
 - o Floor area not expanded by more than 1,000 square feet; and
 - o No increase in total number of lodging rooms, entertainment seats, or medical beds; and
 - o Included within one application; and
 - o No modification of ITE land use classifications; and
 - o Zoning issued within 5 years of demolition or destruction.
- Construction of miscellaneous improvements including, but not limited to, fill, signs, tanks, fences, recycling areas, antennas, towers, utilities, walls, and fences.
- Demolition or removal of a structure.

For More Information

The Meadowlands District Transportation Plan is available for download at www.njmeadowlands.gov in the Economic Growth section. For additional information, please contact David Liebgold of the NJMC at: (201)777-2414 or david.liebgold@njmeadowlands.gov



New Jersey Meadowlands Commission

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